

ORDER OF PUBLICATION

The object of this suit is to enable Wilbur C. Grossnickle and Clara I. Grossnickle to quiet title to real estate owned by them. The Bill of Complaint to Quiet Title recites that the parties purchased by deed dated January 20, 1947 and recorded in Liber 460, at folio 292, one of the Land Records of Frederick County, State of Maryland, all that real estate described in a survey filed in the cause of action: that the property was originally conveyed unto John W. Early by deed dated February 21, 1898 and recorded in Liber D.H.H. No. 1, at folio 312&c, one of the Land Records of Frederick County, State of Maryland, by John T. Gaver and George D. Gaver: that after a conveyance through straw parties the property was conveyed unto India A. Early and her son, C. Welty Early, by deed dated June 13, 1929 and recorded in Liber 370, at folio 471, one of the Land Records of Frederick County, State of Maryland. After the death of India A. Early, C. Welty Early on May 3, 1938 conveyed the interest of C. Welty Early, although the deed purported to convey the entire fee simple interest in the property, by straw parties unto C. Welty Early and Susan I. Early, his wife. At the time of the death of India A. Early, who died intestate siezed as tenants in common with her son, C. Welty Early, her undivided one-half interest descended to her heirs at law, Annie Early Lewis and C. Welty Early. After the death of C. Welty Early on May 30, 1938, Susan I. Early conveyed the real estate which is the subject of this action unto Lee Delauter and Pauline R. Delauter, his wife, by deed on February 18, 1939 and recorded in Liber 416, at folio 182, one of the Land Records of Frederick county, State of Maryland. Subsequently, on January 20, 1947 Lee Delauter and Pauline R. Delauter, his wife, conveyed the real estate that is the subject of this action, again purporting to be the entire fee simple interest in the property, unto Wilbur C. Grossnickle and Clara I. Grossnickle, his wife.

In the deed unto Wilbur C. Grossnickle and Clara I. Grossnickle, reference is made that the amount of land conveyed contains 59 acres, 21 roods, and